

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

JULY 18, 2023

The Minutes of the Committee of the Whole Meeting held virtually and hosted in Council Chambers on July 18, 2023, at 10:00 am at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor D. Ruimy	S. Labonne, Deputy Chief Administrative Officer
Councillor K. Carreras	A. Nurvo, Deputy Corporate Officer
Councillor J. Dueck	S. Santarossa, Interim Corporate Officer
Councillor S. Schiller	
Councillor J. Tan	<i>Other Staff as Required</i>
Councillor A. Yousef	C. Bevacqua, Clerk 3
	W. Cooper, Planner 2
<i>ABSENT</i>	C. Goddard, Director of Planning
Councillor O. Dozie	C. Howes, Clerk 3
	T. Loo, Environmental Technician
	M. McMullen, Manager of Development and Environmental Services
	C. Nolan, Deputy Director of Finance
	R. Ollenberger, Manager of Infrastructure Development
	M. Pym, Environmental Planner
	L. Saggu, User Support Assistant 2
	P. Shafizadeh, Senior Planner
	F. Smith, Director of Engineering
	M. Van Dop, Fire Chief
	T. Westover, Director of Economic Development

Note: These minutes and the video of this meeting are posted on the City's Web Site at:
<https://mapleridge.primegov.com/public/portal>

Note: Councillor Carreras participated in the meeting electronically.

1. CALL TO ORDER – 10:02 am

Councillor J. Tan, Chair, called the meeting to order and provided the territory acknowledgement.

2. APPROVAL OF THE AGENDA

R/2023-CW-098

Moved, seconded, and CARRIED

THAT the agenda of the Committee of the Whole Meeting of July 18, 2023, be approved as circulated.

3. **MINUTES**

3.1 Adoption of Minutes

R/2023-CW-099

Moved, seconded, and CARRIED

THAT the minutes of the Committee of the Whole Meeting of July 4, 2023, be adopted.

4. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

5. **PLANNING AND DEVELOPMENT SERVICES**

5.1 2022-332-SP, 11742 260 Street, Soil Deposit Permit Application

Staff report dated July 18, 2023, recommending that the application for a Soil Deposit Permit (Soil Use Permit) for the property at 11742 260 Street be forwarded to the Agricultural Land Commission for their review.

M.Pym, Environmental Planner, provided a summary presentation and staff answered questions of Council.

R/2023-CW-100

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Soil Deposit Permit Application for 11742 260 Street” be forwarded to the Council Meeting of July 25, 2023.

5.2 2022-140-SP, 27102 106 Avenue, Soil Deposit Permit Application

Staff report dated July 18, 2023, recommending that the application for a Soil Deposit Permit for the property at 27102 106 Avenue be denied and not be forwarded to the Agricultural Land Commission.

M.Pym, Environmental Planner, provided a summary presentation and staff answered questions of Council.

R/2023-CW-101

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Soil Deposit Permit Application for 27102 106 Avenue” be forwarded to the Council Meeting of July 25, 2023.

5.3 2021-456-RZ, 26635 Dewdney Trunk Road, RS-3 to RS-2

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7955-2023, to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of approximately three lots and park/conservation area, be given first reading and that the applicant provide further information as outlined in the report.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered questions of Council.

R/2023-CW-102

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “First Reading, Zone Amending Bylaw No. 7955-2023, 26635 Dewdney Trunk Road” be forwarded to the Council Meeting of July 25, 2023.

5.4 2023-125-RZ, 22527 Royal Crescent, RS-1 to RM-2

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7930-2023, to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to match existing RM-2 (Medium Density Apartment Residential) zoning of the two subject properties located at 22535 Royal Crescent and permit the future construction of a 6-storey apartment building with 94 market strata dwelling units on the three subject properties, be given first reading and that the applicant provide further information as outlined in the report.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation. Staff and E. Kearns, Architect, on behalf of the applicant, answered questions of Council.

R/2023-CW-103

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “First Reading, Zone Amending Bylaw No. 7930-2023, 22527 Royal Crescent” be forwarded to the Council Meeting of July 25, 2023.

5.5 2023-163-RZ, 20235, 20247 and 20265 Patterson Avenue, RS-1 to RM-1

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7946-2023, to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 28 townhouse units, be given first reading and that the applicant provide further information as outlined in the report.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered questions of Council.

R/2023-CW-104

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “First Reading, Zone Amending Bylaw No. 7946-2023, 220235, 20247 and 20265 Patterson Avenue” be forwarded to the Council Meeting of July 25, 2023.

5.6 2023-198-RZ, 11822 Glenhurst Street, RS-3 to RT-1

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7956-2023, to rezone from RS-3 (Single Detached Rural Residential) to RT-1 (Two-Unit Urban Residential), to permit a future construction of a duplex, be given first reading and that the applicant provide further information as outlined in the report.

M. McMullen, Manager of Development and Environmental Services, provided a summary presentation.

R/2023-CW-105

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “First Reading, Zone Amending Bylaw No. 7956-2023, 11822 Glenhurst Street” be forwarded to the Council Meeting of July 25, 2023.

5.7 2017-432-RZ, 20234 Lorne Avenue, RS-1 to RT-2

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7518-2018, to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a courtyard residential, consisting of a single detached residential and two unit residential, be given second reading as amended, and be forwarded to Public Hearing.

P. Shafizadeh, Senior Planner, provided a summary presentation.

R/2023-CW-106

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Second Reading, Zone Amending Bylaw No. 7518-2018, “20234 Lorne Avenue” be forwarded to the Council Meeting of July 25, 2023.

5.8 2021-341-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164 Loughheed Highway, RS-1 to RM-2

Staff report dated July 18, 2023, recommending that Zone Amending Bylaw No. 7780-2021, to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six-storey, 224 unit apartment building, be given second reading and be forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered questions of Council.

R/2023-CW-107

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Second Reading, Zone Amending Bylaw No. 7780-2021, 22108, 22118, 22126, 22136, 22146, 22154, and 22164 Loughheed Highway” be forwarded to the Council Meeting of July 25, 2023.

5.9 2020-421-DP/DVP, 12026 Dunbar Street and 22137 Dewdney Trunk Road

Staff report dated July 18, 2023, recommending that the Corporate Officer be authorized to sign and seal 2020-421-DP and 2020-421-DVP respecting the property located at 12026 Dunbar Street and 22137 Dewdney Trunk Road for future construction of a six-storey, mixed use commercial/residential building.

W. Cooper, Planner 2, provided a summary presentation.

R/2023-CW-108

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Development Variance Permit and Development Permit 12026 Dunbar Street and 22137 Dewdney Trunk Road” be forwarded to the Council Meeting of July 25, 2023.

6. **ENGINEERING SERVICES**

6.1 14500 Silver Valley Road, Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

Staff report dated July 18, 2023, recommending that the request to provide sanitary service connection to 14500 Silver Valley Road be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration and approval.

Staff answered questions of Council.

R/2023-CW-109

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “14500 Silver Valley Road – Request for Sanitary Sewer Service Connection Outside of the Urban Containment Boundary” be forwarded to the Council Meeting of July 25, 2023.

6.2 21903 128 Avenue, Request for Sanitary Sewer Service Connection

Staff report dated July 18, 2023, recommending that the request to provide sanitary service connection to 21903 128 Avenue be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration and approval.

R/2023-CW-110

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “21903 128 Avenue – Request for Sanitary Sewer Service Connection Outside of the Urban Containment Boundary” be forwarded to the Council Meeting of July 25, 2023.

6.3 Award of Contract EN23-47, Hammond Road Multi-Use Path

Staff report dated July 18, 2023, recommending that Contract EN23-47: Hammond Road Multi-Use Path be awarded to B.A. Blacktop Infrastructure Inc., that a contingency for potential variations in field conditions be approved, and the that Corporate Officer be authorized to execute the contract.

R/2023-CW-111

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Award of Contract EN23-47: Hammond Road Multi-Use Path” be forwarded to the Council Meeting of July 25, 2023.

7. **CORPORATE SERVICES**

7.1 Fire Services Master Plan Final Report

Staff report dated July 18, 2023, recommending that Council approve the 2023 Fire Protection Master Plan and that staff prepare an implementation plan for Council’s consideration.

M. Van Dop, Fire Chief, provided a summary presentation and staff answered questions from Council.

R/2023-CW-112

Moved, seconded, and CARRIED

THAT staff report dated July 18, 2023, titled “Fire Services Master Plan Final Report” be forwarded to the Council Meeting of July 25, 2023.

8. ***PARKS, RECREATION, AND CULTURE*** – Nil

9. ***ADMINISTRATION*** – Nil

10. ***COMMUNITY FORUM***

There were no comments to Council from any members of the public.

11. ***ADJOURNMENT*** – 11:50 am

Councillor J. Tan, Chair

Certified Correct

S. Santarossa, Interim Corporate Officer